

APERFIELD COURT Building Estate

BIGGIN HILL, near

WESTERHAM, KENT

ON MAIN ROAD BETWEEN BROMLEY & WESTERHAM



MAIN ROAD, BIGGIN HILL.

CHEAPEST PLOTS NEAR LONDON.

ESTATE OFFICES: 453, Strand, London.
148, Merton Road, Wandsworth.
Biggin Hill, Cudham, Kent.

L
19.8
VS

(Which are Subject to Alterations, therefore compare times with A.B.C.)

AND ADDITIONAL TRAIN AND OMNIBUS SERVICES RUN DURING SUMMER MONTHS.

WEEK-DAYS.

SUNDAYS.

	N										S										P.M.S.									
Leave	A.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.
Charing Cross	—	—	—	12 30	S	1 45	1 37	S	2 52	S	S	4 55	—	5 35	5 46	S	8 5	9 55	11 36	7 42	11 0	1 28	5 28	6 31	8 28	9 49	11 36	1 0	2 05	3 08
Waterloo	—	—	—	12 32	S	1 39	—	2 54	—	S	S	4 55	—	5 37	5 48	—	8 7	9 57	T	7 42	11 1	1 30	5 30	6 33	8 30	9 51	11 37	1 1	2 05	3 08
Cannon Street	6 30	8 2	9 36	10 26	12 40	1 17	—	1 47	2 20	3 38	4 18	5 45	5 55	6 56	6 48	8 5	9 55	10 5	—	7 52	11 10	1 38	5 38	6 41	8 38	9 59	11 41	1 2	2 05	3 08
London Bridge	6 33	8 5	9 39	10 29	12 43	20 1	51	1 50	2 23	3 43	4 21	5 75	5 18	6 58	5 59	6 37	8 18	10 8	—	7 55	11 13	1 41	5 41	6 44	8 41	9 62	11 44	1 3	2 05	3 08
New Cross	6 43	8 13	9 47	10 38	12 51	—	1 59	1 59	2 31	3 13	4 29	—	5 15	—	6 48	5 19	6 48	10 6	—	8 3	11 21	1 49	5 49	6 52	8 49	9 59	11 46	1 4	2 05	3 08
Arr. HAYES	7 24	8 52	10 43	11 26	1 31	2 9	2 46	2 40	3 17	3 56	4 24	5 9	5 56	6 46	6 39	6 42	7 27	9 6	10 56	12 16	8 55	12 8	2 39	6 39	7 51	9 49	11 50	1 5	2 05	3 08

Change at ELMERS END for HAYES. **S**—Saturdays only. **N**—Not Saturdays. **T**—Thursdays only.

WEEK-DAYS.

SUNDAYS.

Leave	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.
								S	N	N	S	N	N												
HAYES	6 50	7 55	8 38	9 30	10 12	10 55	12 20	2 13	3 5	4 15	5 20	5 32	6 13	6 50	8 23	10 13	9 39	42	11 42	2 40	3 42	5 42	7 25	9 14	

S—Saturdays only. **N**—Not Saturdays.

WEEK-DAYS.

SUNDAYS.

Leave		A.M.	A.M.	A.M.	A.M.	N	P.M.	N	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	A.M.	A.M.	A.M.	P.M.	P.M.
Charing Cross	...	—	8 15	9 47	11 25	1 15	S	2 38	4 56	5 58	6 53	8 8	11 48	6 55	8 25	11 15	8 10	6 10	6 10
Waterloo	...	—	8 17	9 49	11 27	1 17	—	2 40	N	—	6 55	8 10	11 50	6 57	8 27	11 17	8 12	6 12	6 12
Cannon Street	...	5 50	8 25	10 0	11 35	1 25	2 34	2 46	5 6	6 6	7 4	8 16	—	7 10	8 33	11 10	8 20	6 18	6 18
London Bridge	...	5 56	8 30	10 6	11 40	1 28	2 37	2 52	5 9	6 11	7 8	8 24	11 55	7 13	8 38	11 22	8 23	6 24	6 24
New Cross	...	6 10	8 40	10 16	11 49	1 36	2 46	3 1	—	6 20	—	8 33	—	7 22	8 47	11 32	8 32	6 33	6 33
Arr. WESTERHAM	...	7 12	9 27	11 20	12 50	2 48	3 39	4 10	6 7	7 16	8 10	9 25	12 57	8 23	9 49	12 33	4 32	7 40	7 40

Change at DUNTON GREEN for WESTERHAM. **S**—Saturdays only. **N**—Not Saturdays

WEEK-DAYS.

SUNDAYS.

Leave	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	A.M.	P.M.	P.M.
WESTERHAM	7 26	8 38	10 26	12 13	2 4	3 8	4 35	5 35	6 45	8 55	9 12	12 5	8 0

Trains on the L. C. & D. Ry. from Victoria, Holborn Viaduct and St. Paul's run every few minutes to BROMLEY, and a pleasant Omnibus ride to KESTON, then a delightful walk to BIGGIN HILL. The 10.5 train from Victoria or the 10.3 from St. Paul's are good trains, as they arrive at Bromley in time to catch the 10.50 omnibus to the FOX, Keston, at the Station.

A Conveyance will be sent to HAYES Station to meet intending Purchasers upon receipt of Letter or Telegram in ample time. Telegrams to "TERRY, Biggin Hill, Kent."

VIA HAYES & KESTON, TO
BIGGIN HILL (Aperfield Court Estate).

A 6 h.p. DAIMLER MOTOR CAR will run at the following times (circumstances permitting):—

WEEK DAYS.

BROMLEY to CUDHAM.

	LEAVING		A.M.	P.M.	P.M.
Bromley (Post Office)	11.0	3.0	7.0
" (L. C. & D. Ry.)	11.5	—	7.5
Hayes	11.35	3.35	7.35

CUDHAM to HAYES and BROMLEY.

Via "THE FOX," KESTON.

	LEAVING		A.M.	P.M.	P.M.
Cudham (Mill House)	10.0	2.0	6.0
Biggin Hill ("Black Horse")	10.5	2.5	6.5

SUNDAYS, same times.

FARE ONE SHILLING.

Take a pleasant Ride through Picturesque Scenery, and
spend an Enjoyable Day in Lovely Country.

CYCLIST REST, opposite APERFIELD COURT,
CUDHAM, KENT, $3\frac{1}{2}$ miles from Keston, on the
Westerham Road.

The Place to Spend a Happy Day.

Delightful Scenery, commanding a view of surpassing loveliness. Every accommodation for large and small parties. Beautiful Garden.

LARGE HALL AND PAVILION.

Cold Luncheons, Teas, Wedding Breakfasts, etc.

BOARD RESIDENCE. MOTOR PASSES DOOR.

TERMS MODERATE. Proprietor, F. J. VANT.

By Appointment to the C.T.C.

Telegrams—"VANT, BIGGIN HILL."

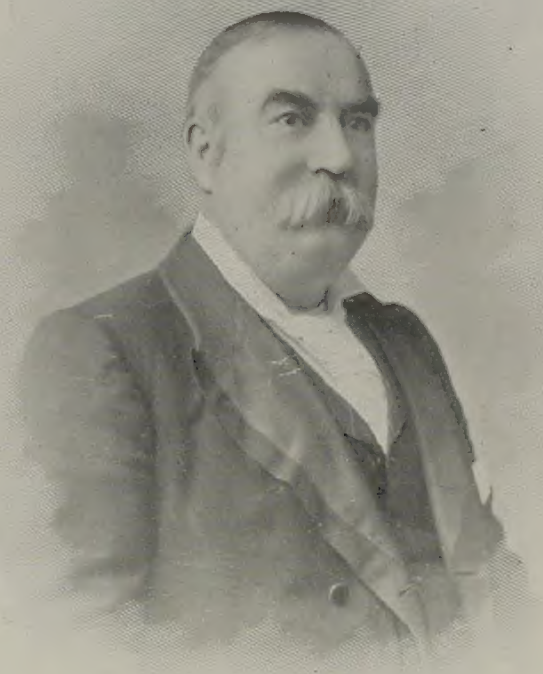
BIGGIN HILL

IS CHARMINGLY SITUATED—VERY HIGH AND HEALTHY,

About 600 feet above Trinity High Water Mark, overlooking most picturesque Valleys and Surrey Hills.

There is a Post and Telegraph Office, Shops, and the Aperfield Court Estate Office adjoins the "Black Horse" Inn.

The District is noted for its Fruit Growing
the Land being most suitable for **STRAWBERRIES, RASPBERRIES, &c.,**
which proves that the Soil must be good.



F. H. DOUGAL, Owner.

LAND FOR POULTRY FARMING

LAND FOR BUILDING

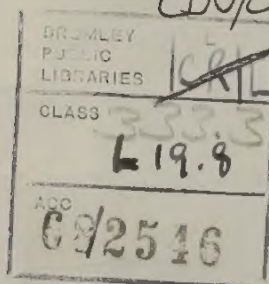
LAND FOR MARKET GARDENING

LAND FOR FRUIT GROWING

LAND FOR CYCLIST RESTS

LAND FOR HORSE DEALING

NO BUILDING BYE-LAWS.





VILLAS ON ESTATE.

POULTRY FARMING.



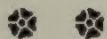
The enormous prices offered for poultry of first-class quality is not on the decline, as it is a common occurrence says the *Stock-keeper*, for £60 or £70 to be paid for good specimens. This figure was considerably exceeded on the first day of the United Show, when a sum of £100 was offered by a well-known fancier in the Buxton district for Messrs. Garner & Fordham's young blue chequer hen under the condition they would guarantee her a breeder. —*Evening News*, 27th November, 1899.

A MAGNIFICENT PANORAMA

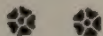
IS UNFOLDED AS FAR AS THE EYE CAN REACH OVER RICH PASTURES, HILLS AND DALES

TO CYCLISTS.

Have a nice little Bungalow in the Country and run down occasionally.—CAPITAL SITES.



THE TITLE
INVESTIGATED
AND
GUARANTEED BY
A FIRM OF
SOLICITORS OF
HIGH POSITION.



A POULTRY FARM ON ESTATE.



If YOU are not a
BUYER
hand this Pamphlet
to a
FRIEND
who may be.



ONE OF THE ESTATE MOTORS—No. 2.

IMPORTANT.

Do not miss seeing these Plots, as they are Exceptionally Cheap and situate in a lovely spot.



BUNGALOW ON ESTATE.

**GOOD SOIL THAT
WILL
GROW ANYTHING.**



**TO POULTRY
FARMERS.**

Buy six or more
Plots and start a
Poultry Farm.

Every Plot sold
at present prices is
bound to increase
in value.



"LAUREL COTTAGE"—ON ESTATE.

Special ADVANTAGES offered to INVESTORS.

The Roads are formed
free.

Conveyances
prepared without
charge.

Possession given upon
payment of 10 per
cent. deposit.

Balance of Purchase
Money by easy
Instalments.

THE REASON WHY.

Many people ask, WHY ARE THESE PLOTS AT SUCH A LOW PRICE?

The reason is easily explained. When Mr. Dougal bought this estate, some years ago, all landed property was at its lowest ebb and he bought it at a **GREAT BARGAIN** even then. Since that date land has risen in value by leaps and bounds, going up hundreds per cent.

Mr. Dougal is now giving land buyers the benefit of his remarkably cheap purchase and everybody should embrace this opportunity by buying at once.

THIS ESTATE

comprises some of

THE BEST & CHEAPEST LAND

in this
rapidly improving locality and
is suitable for

The Immediate Erection of Residences, Semi & Detached Villas and Shops.

Many purchasers have resold their
Plots at good profits.

There is great demand for Villas
and Cottages in the locality.

The Plots are arranged to suit
every class of purchaser.



DOWNE CHURCH.

MR. TERRY

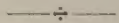
(MANAGER),

is always at

BIGGIN HILL, CUDHAM

TO SHOW PURCHASERS
OVER THE ESTATE,

and if letter or telegram be sent
to him stating train intending
purchasers will arrive at Hayes
Station a conveyance will be
sent



PLOTS FROM £10.



MARKET PLACE, WESTERHAM.

THE EAST HILL HOTEL,
ALMA ROAD, WANDSWORTH.

December 6th, 1899.

DEAR SIR,

Thanks for plan of Aperfield Court Estate, which I have placed in a prominent position in Saloon Bar.

Having seen the Estate I can honestly speak as to its position being healthy and in a very picture-que part of the County of Kent, and in my opinion the Lots are exceedingly cheap and will eventually pay a large percentage on outlay.

Yours truly,

H. W. MAUNDER,

Wine and Spirit Merchant.

F. H. DOUGAL, Esqre.



WESTERHAM CHURCH.

SEND AT ONCE
FOR PLANS
AND GO DOWN
AND VIEW
THE ESTATE.



ONLY
17 MILES FROM
LONDON.



SMALL BUNGALOW ON ESTATE.

HAVING REGARD to the rapid rate at which all open land near London is being covered with houses, the time is not far off when a building estate of the nature now being offered will be difficult to find. This opportunity of acquiring

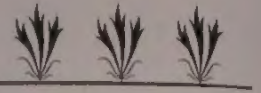
FREEHOLD LAND AT A MODERATE COST

and by the easiest of methods should on that account be taken advantage of by those who wish to live in their own house, built to their own ideas.

The advantages now held out are the acquirement of BUILDING PLOTS, practically without restriction in a rural district close to London, the character of which cannot be materially altered for many years to come. GOOD ROADS are made, water is laid along main road, and free title deeds. Further: Possession is given on payment of £10 per cent. of the purchase money, and the remainder can be paid in instalments, or cleared off at any time subsequent to the transfer in accordance with the stipulations set forth in the Conditions of Sale.

Mr. DOUGAL

will be pleased to meet intending Purchasers, at 453, STRAND, London; BIGGIN HILL; or at 148, MERTON ROAD, Wandsworth, by appointment, or any evening at Wandsworth.



IN CONTRAST WITH
the
Aperfield Court Plots
some
(only 15ft. frontage
by about 130ft. deep)
are now selling at
£50 per plot,
and not far from this
Estate.



"MILL HOUSE"—ON ESTATE.

BUY
FREEHOLD
LAND.

Nothing Safer.



And this
is **UNDOUBTEDLY**
the
Choicest Estate
now being developed,
and will prove a
safe and improving
investment.



"BIGGIN HILL COTTAGES"—ON ESTATE.

AN EXPERT'S OPINION.

PARK VILLA, MERTON ROAD, WANDSWORTH.

January 31st, 1900.

DEAR SIR,—Having had my attention called to the Estate at Biggin Hill, near Westerham, Kent, I, accompanied by a few friends, visited the property last month, and I was most agreeably surprised to find such a charming locality so near to town. I consider it to be admirably adapted for Villa or Cottage Residences. The Estate appears to have been well laid out, and the roads judiciously formed to suit the contours of the land. I am of opinion that it will become a valuable property, and the Plots ought to find ready purchasers at the very low prices placed upon them.

Yours faithfully,

GEO. L. WAKEMAN,

Late Surveyor Board of Agriculture.

F. H. DOUGAL, Esq.



"APERFIELD COTTAGES"—ON ESTATE.

THE
COUNTRY AROUND

within
walking distance is
charming, and typical

Surrey Lanes

yet remain therein;
while those who cycle can
with ease reach
some of the most delightful
and breezy spots

IN SURREY



"FOX AND HOUNDS," WESTERHAM HILL.

A COTTAGE TO LET.

A SMALL COTTAGE
comprising
Living Room, 2 Bedrooms,
Scully and Garden,
In a very quiet and pretty
valley.

RENT 6/- PER WEEK.

Suit Pensioner.

SOME of the ROADS
are
PLANTED with TREES

4, ELM VILLAS, GREEN STREET GREEN,

ORPINGTON, KENT.

DEAR SIR,

I received the Plans of your Estate, and I think it an excellent thing for anyone to speculate on building Cottages at Cudham. I never saw houses more needed than at that place; I have had a Plan hung in my house for several weeks and have caused others to be hung in Post Office and public-houses round here. I shall be pleased to give any information I can concerning the Plans, as I know your offers are most generous and a thorough benefit to the working man. I will call and see you respecting my purchase in a few days.

To F. H. DOUGAL, Esq.

Yours obediently,
H. AVES.

December 7th, 1899.

CHARMING
SITES
FOR
CHARMING
VILLAS
IN
CHARMING
COUNTRY.



VIEW AT WESTERHAM.



"THE BEACON"—ON ESTATE.

THE BEACON, WESTERHAM HILL,
BIGGIN HILL, CUDHAM, KENT.

February 8th, 1903.

F. H. DOUGAL, Esq.

DEAR SIR.—I have much pleasure in conveying to you my entire satisfaction with the eight plots I purchased from you last Spring.

Having had a very pretty Bungalow Residence built, which, with the Orchard, has been much admired.

I can honestly say that Biggin Hill is one of the most healthy places one can find.

I shall have much pleasure in introducing all my friends who are looking for a good investment.

I also feel sure there is nothing to equal it for picturesque scenery, etc.

I am, dear Sir,

Yours faithfully,
FRANCIS JOS. VANT.

EMILY COTTAGE, TATSFIELD GREEN,
NEAR WESTERHAM, SURREY.

January 28th, 1901.

Mr. DOUGAL.

DEAR SIR,—I am very pleased with the plot of land just purchased. I consider them very cheap according to Tatsfield, where I am now living; and also my four friends from London, who have also bought plots next to mine, are as well pleased as myself, and they said they will bring more friends down this Summer to buy. I am hoping to build on my plot this Summer.

Yours faithfully,
L. SPEED.

P.S.—You may make use of this letter as you please.

Extracts from Opinions of Purchasers of Plots.

"I am more than satisfied with my bargain."—E. SURGUY.

"I cannot praise it too highly."

—G. KERSHAW.

"Price I am paying is reasonable. I am satisfied."—J. RUTHERFORD.

"Very pleased. Shall recommend it to friends." N. N. FRENCH.

"Great satisfaction. Scenery is very pretty."—J. LEWIS.

"Shall be glad to recommend it."

—F. ATKINS.

"They are very cheap. Am pleased."

—A. HAINES.

"None elsewhere so suitable and pretty."

H. E. C. CARTER.

"I am very well satisfied with plots."

P. YOUNG.

"Have sent friends, who are all satisfied."

—L. G. BRUNNING.

"The beautiful country surroundings are delightful."—E. SMITH.

"We are very pleased with the plots."

—W. H. CHAPMAN.

"I have got a bargain, will greatly increase in value."—F. GAMMON.

"Am quite satisfied with my deal."

—B. ALLWRIGHT.

"I consider will double in value."

—G. H. STELLING.

"Most beautiful spot. Remarkably cheap."

—R. W. ABRAHAM.



"NORTHFIELD"—ON ESTATE.



BUNGALOW ON ESTATE.

THE development of the land during the past few years has been most remarkable. It has a frontage along the main road of practically two miles, and now, in addition to the three ancient highways which intersect it, new roads have been made in all directions. Many of them have been planted with ornamental trees, and dotted about at frequent intervals are charming little Bungalows and dainty Villas and Cottage Residences, most of which are the permanent homes of the occupiers, but some of which are used for holiday purposes during the Summer months. And it would, indeed, be difficult to find a more delightful retreat than is here provided.

IMPORTANT TO FRUIT GROWERS, MARKET GARDENERS, AND OTHERS.

SPECIAL attention is called to the well-sheltered but sunny valley of the

Aperfield Court Building Estate,

and which is so well suited for Glass Houses.

The Kent Water Company are now laying mains along the principal roads fronting the Plots.

Several Fruit Growers have already secured Sites, and Mr. DOUGAL recommends others to view the spot at once.

Mr. TERRY (Manager) is always on Estate to show Plots and get Contracts signed.

Possession same day as Contract signed and 10 per cent. on amount of purchase-money paid.



ONE OF THE ESTATE MOTORS—No. 8.



"IVYWOOD COTTAGE"—ON ESTATE.

DEAR SIR,

Having purchased some plots at Aperfield Court Estate, which I consider to be charmingly situated in a very pretty country, I am so satisfied with them, being so near London and good soil. I am sure it would grow almost anything, and the price is so reasonable for such healthy and pretty scenery around, and I should think in a very short time it would improve very much, and I shall recommend it to all my friends.

Wishing you every success,

F. H. DCUGAL, Esq.

P.S.—You may make what use you like of this.—C.L.

36, ENDWELL ROAD,
BROCKLEY, S.E.

6th June, 1900.

DEAR SIR,—I am writing to tell you that the cottage, which I informed you I intended building at Biggin Hill, is nearly completed, and I hope to be in it next month. To say I am pleased with the plots would not convey half what I feel—I am delighted.

My numerous friends who have been down go into raptures, while cyclists and others passing by are heard to exclaim some such words as, "What a jolly place for a house."

I assure you I feel quite proud of being the owner. I hope that when I am down there next month you will look in and see the place.

Thanking you for the courtesy that both you and your Agent at Biggin Hill (Mr. TERRY) have always shown me,

I am,

Yours faithfully,
ARTHUR R. FORBES.

WOKING, SURREY.

November 3rd, 1900.

I am, Sir, yours respectfully,

CHAS. LUCAS, Decorator, &c.



A FEW HOUSES FOR SALE AT
A MODERATE PRICE.



GOOD SITES FOR
GREENHOUSES.



TITLE ABSOLUTELY SAFE.



"BLANDFORD VILLA"—ON ESTATE.



"WHITECLIFF"—ON ESTATE.

GO DOWN AT ONCE
AND VIEW THE

Aperfield Court Estate

Biggin Hill, Cudham, Kent,

and you will be charmed with the
Estate, and will not come away
without making up your mind to

Purchase a Few PLOTS

as the Price is so reasonable and
the scenery grand.



34, WATCOMBE ROAD,

SOUTH NORWOOD, S.E.

To Mr. DOUGAL.

DEAR SIR, -I received Contract Form safely, and beg to state I am more than pleased with plots, as I consider the price very reasonable, they being only 17 miles from London, and situated in a very pretty and bracing part of the country, also thanking you in the way business has been transacted. If I should hear of anyone requiring cheap Freehold Land I shall most certainly refer them to you. Wishing you every success,

You may make what use you like of this letter.

From yours truly,

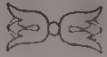
THOMAS TYRRELL.



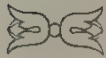
BUILD A
BUNGALOW AND
BE YOUR OWN
LANDLORD.



MR. COLE'S HOUSE—ON ESTATE.



SEVERAL
COSY
CORNER PLOTS
FOR SALE
CHEAP.



"CHELSEA VILLA"—ON ESTATE.

The Land has been divided into Plots of an average depth of 200 feet, and an average frontage of 20 feet; and they vary in price from £10 per Plot upwards. Free Conveyances are given, and the payments can be spread over a period of nine years if so desired. Thus by payment of £1 deposit, and eighteen half-yearly instalments of 10s. each afterwards, those in even the humblest walks of life may become their own Landlords.



"THE SHIP," TATSFIELD.

GOOD SITES FOR
BUNGALOWS.

Aperfield Court Estate,

BIGGIN HILL, CUDHAM,
Westerham Hill, Kent.

Excellent Plots of FREEHOLD
LAND from £10 each.

Charming Country & Good Roads
for Motoring and Cycling.

Can put up Motor or Cycle to
view Estate. Plans free.



ONE OF THE ESTATE MOTORS—No. 1.

ONE PENNY
A DAY
WILL PURCHASE
A
£10 PLOT
ON THE
APERFIELD COURT
ESTATE,
BIGGIN HILL,
CUDHAM.



MOST OF THE ROADS

ARE PLANTED WITH TREES.

MARKET
GARDENERS

NOW BUILDING
CUCUMBER, GRAPE,
AND
TOMATO HOUSES
ON ESTATE.

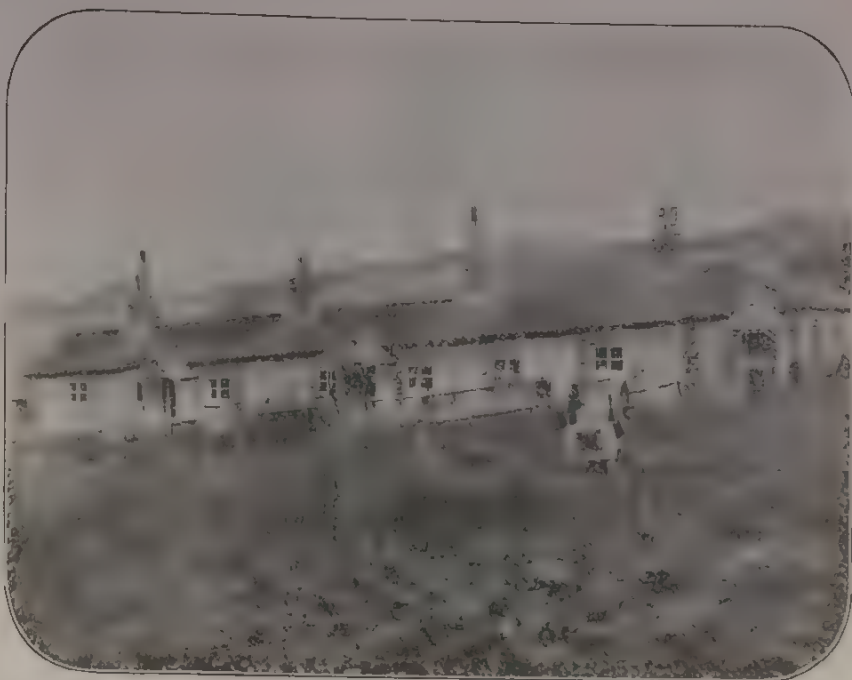


BUNGALOW ON ESTATE.

❖ ❖

FOUR
REFRESHMENT
HOUSES
ON ESTATE.

❖



"VALE COTTAGES"—ON ESTATE.

SALTER'S CROSS, YALDING, NEAR MAIDSTONE.

November 12th, 1900.

DEAR SIR, —I wish to state that I am very pleased with the seven plots I bought off you at Cudham, and consider the price very cheap for good ground so near London, and being well laid out, I am confident that in a few years the ground will be worth double. I have cycled through a good part of Kent and surrounding Counties, but I think Cudham and district is one of the prettiest and healthiest places I have seen, so am pleased to see the plots are selling so well; and intending purchasers can always rely on being treated in a straightforward manner by either you or your Agent, Mr. TERRY.

From yours faithfully,

F. H. DOUGAL, Esq.

W. NEALE.



"BUCKHURST COTTAGES"—ON ESTATE.

❖ ❖ ❖

A
MOTOR CAR
SERVICE
TO
THE ESTATE.

❖



"MAYFIELD"—ON ESTATE.

ST. AUDRIES,
CRANES PARK AVENUE,
SURBITON.

June 26th, 1900.

DEAR SIR,

Aperfield Court Estate.

I beg to acknowledge receipt of your favour of yesterday enclosing the two contracts relating to plots 1,212 and 1,213 and 1,214 respectively. I am truly delighted with the three plots I have chosen, which are beautifully situated on the crest of the hill, commanding a view of surpassing loveliness. I am looking forward to erecting a nice little bungalow on the property, and with a tennis lawn, &c., it will be a truly ideal resort for the Summer months. The surrounding country is charming.

I am, dear Sir,

Yours faithfully,

ARTHUR COCKLE.

F. H. DOUGAL, Esq.

P.S.—I will do my best to influence my friends to invest in like way.

BROMLEY, KENT.

2nd November, 1900.

DEAR SIR,—A few months ago I purchased six plots I knew on your Aperfield Court Estate. I am exceedingly glad I did so, as I feel sure there is no more beautiful nor more healthy spot to be found in all Kent.

I think your price for the same was most reasonable, and altogether I am delighted with my purchase.

FRED. H. DOUGAL, Esq.

Believe me, very truly yours,

E. H.

COMPARE
PRICE AND SIZE
WITH PLOTS
ON
OTHER
ESTATES.



MR. FORBES' HOUSE—ON ESTATE.

CONDITIONS OF SALE.

Plots are offered at prices marked on Plan, subject to their being unsold at time deposit received and contract signed.

Possession on payment of 10 per cent. and contract signed, remainder by 18 half-yearly instalments at 5 per cent. on balance unpaid, but purchase-money may be paid off at any time.



COTTAGES ON ESTATE.

CAN BUY BY LETTER and CHANGE PLOTS for others, if not satisfied with position



BUNGALOW ON ESTATE.

PRICES OF PLOTS BOUND TO
GO UP AS HOUSES
ARE BUILT.



VERY CHOICE

FREEHOLD PLOTS

Occupying some of the
BEST POSITIONS ON THIS
CHARMING ESTATE
which is now in course of development.



Purchasers cannot possibly
lose money at present prices.



"APERFIELD LODGE"—ON ESTATE.

THE NEIGHBOURHOOD HAS MANY ATTRACTIONS.

It possesses beautiful scenery equal to Devonshire, and is within easy reach of London.



There is no doubt that in a very short time all descriptions of property in this district are bound to materially increase in value.

SOME PLOTS PLANTED WITH FRUIT TREES.



If YOU are not a
BUYER
hand this Pamphlet
to a
FRIEND
who may be.



"APERFIELD COURT."



BUNGALOW ON ESTATE.

BIGGIN HILL, CUDHAM

NEAR

WESTERHAM & KESTON,

On the High Road from Bromley to Westerham (at 17th Milestone), the very desirable Property known as the

Aperfield Court Estate and Biggin Hill Estate,

CUDHAM, KENT,

About $3\frac{1}{2}$ miles from Westerham, 4 miles from Hayes, and 5 miles from Orpington Stations.

Height above Sea Level about 600 ft.
Very bracing air.

For further Particulars write to—

F. H. DOUGAL,

453, Strand, London; or

148, Merton Road,

Wandsworth, S.W.

31, KNIGHT'S ROAD,

SILVERTOWN, LONDON, E.

F. H. DOUGAL, Esq.

DEAR SIR,—About five weeks ago I went down to Cudham to have a look at the Freehold Plots of Land I bought of you (six of them), and I must say I was agreeably surprised at them being so well suited for my purpose. The soil is so good, and the country so beautiful, that I told your Agent Mr. PERRY that I am well satisfied with my purchase, and I consider that at present prices the land is really cheap and good value for money, and sure to go up in price in a year or two. Of course you know I intend to go in for fruit growing and fancy poultry rearing, and I intend building a house in two or three years' time, as soon as trees and hedges I am planting have grown a reasonable size and then I shall live down there. I consider every working man ought to have his own Freehold for his old days to enjoy.

Dear Sir, You may make use of this letter if you think it would be of any value to you in helping you to sell more land, and will do my best to let everyone know about it, and I hope to see you down at Westerham Road some time next Summer to have a good long chat with you about matter. With best wishes from

Yours truly,

H. FESENFIELD.

FREEHOLD LAND FOR SALE IN PLOTS.

Capital Sites for the erection of Gentlemen's Residences, with from one to ten acres or more of Freehold Land; or Bungalows, Rustic Cottages, Swiss Chaléts, etc., and is also very suitable for Poultry Farms and Fruit Farming, some of the land being situate in a very pretty valley and well sheltered.

The Kent Waterworks Co.'s Mains are laid along the main road for a mile, fronting the Estate.

A Railway is contemplated, with a Station close to the property. Plans deposited.

Plots 20 ft. frontage by 200 ft. deep, from £10 per Plot.

Possession of Plots on payment of £1 on £10 Plots, and £2 above £10.

Plots for superior residences can be purchased on main road, 20 ft. frontage by 200 ft. deep.

Purchase Money can be paid by instalments extending over nine years at 5 per cent. on balance unpaid.



THE "FOX" AT KESTON.



CUDHAM CHURCH.

THIS ESTATE

comprising some of

**THE
BEST & CHEAPEST LAND**in this
rapidly improving locality,
is suitable for**The Immediate Erection
of Residences,
Semi & Detached Villas
and Shops.**Many Purchasers have resold their
Plots at good profits,There is a great demand for Villas
and Cottages in the locality,The Plots are arranged to suit
every class of Purchaser.**The PROPERTY has MANY ATTRACTIONS & ADVANTAGES.**

and has been divided into Plots with a view to meet the requirements of Purchasers seeking Country Residential Property, Cottages, or Investments. THE POSITION AND DEVELOPMENT OF THE ESTATE offers all the above mentioned, and the circumstances under which it is being sold affords an opportunity to large and small capitalists to invest money to great advantage.

**VALUE OF LAND.**

At the Mart, Tokenhouse Yard, yesterday, Mr. Alfred Richmond obtained under the hammer a sum of £8,000 for 10½ acres of freehold building land with important entrance from High Road and Northumberland Park, Tottenham, equivalent to nearly £800 an acre. —*Evening Standard*, 29th Nov., 1899.



"NUTFIELD"—ON ESTATE.



"LAVERNACK"—ON ESTATE.

POSSESSION
ON PAYMENT
OF £1,
BALANCE
IN
NINE YEARS.

—*—
NO LAW COSTS.



19, ANSTEV ROAD, COLDHARBOUR LANE,
CAMBERWELL, LONDON, S.E.

November 3rd, 1900.

DEAR SIR,

I am now sending you another instalment of £2 off my plot, 306, which please acknowledge receipt of and oblige. I take this opportunity of saying that I am very well satisfied with my bargain, and, as far as scenery is concerned, I do not think a prettier place could be found in Kent.

I have to thank my father for recommending me to purchase, and I am sure I shall never regret it.

Yours truly,

CHAS. E. HAMMOND.



BUNGALOWS
BUILT
FOR
INTENDING
PURCHASERS.



SUNBURY VILLA"—ON ESTATE.



"CORONATION TERRACE"—ON ESTATE.

EVERY PLOT SOLD UP
TO THE PRESENT
TIME CAN BE RE-SOLD
AT A PROFIT.

BUYERS CAN NOW
SELL THEIR PLOTS AT
A PROFIT.



16, RUSHEY GREEN,

CATFORD, S.E.

June 21st, 1900.

To F. H. DOUGAL, Esq.

DEAR SIR, I received safely the conveyance of the 10 plots I purchased a few weeks ago. I may tell you I am very pleased with my purchase, and I think I show it in a letter I am writing you asking 12 more plots, contracts for which I received to-day.

I have introduced several friends, one of whom bought six plots, and another two plots, and I know both are very pleased with their bargains. It will give me great pleasure to recommend the estate to you. I am very truly yours, and I am very truly believing it to be one of the prettiest and most healthy spots within easy reach of London. I am very glad to hear you have such a manager as Mr. TERRY. I have found him very considerate and most obliging in every way. Wishing every success to the Aperfield Court Estate.

I remain, yours very truly,

E. STOW MORRIS.

To Motorists.

A Splendid Run to the top of
WESTERHAM HILL,
about 17½ miles from London.

Put up here
APERFIELD COURT ESTATE
for Refreshments, and
VIEW
SITES FOR BUNGALOWS.



Build a Bungalow & Motor House
to run down to occasionally.



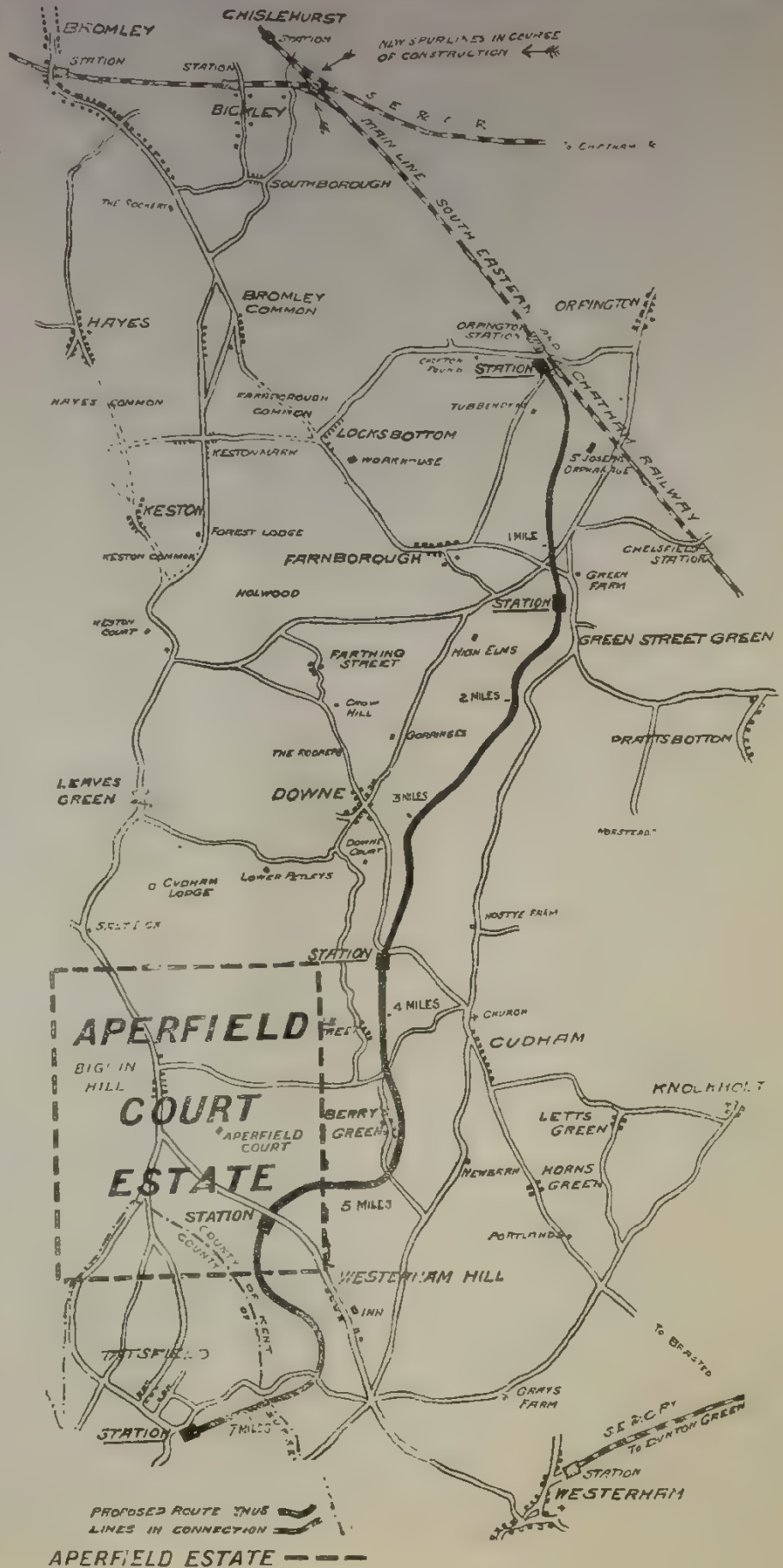
BIGGIN HILL CHAPEL.

Reprinted from the

Map of Proposed Route of Orpington and Tatsfield Light Railway.

Bromley & District Times

THIS week we are enabled, through the instrumentality of the engineers, to present to our readers a map of the proposed light railway from Orpington to Tatsfield, *via* Downe and Cudham, which shows concisely and accurately the course which it is intended to take. Starting in Orpington Parish, adjoining the South Eastern and Chatham Railway Station, it proceeds in a southerly direction, almost immediately crossing the boundary into Farnborough Parish, where it runs behind St. Joseph's Orphanage, crosses the foot of Farnborough Hill, and keeps slightly to the west of Green Street Green, where the first station will be located, being about $1\frac{1}{2}$ miles from Orpington. From this station the general direction of the line is south-westerly, proceeding up the valley, and generally following the course of the road from Green Street Green to Cudham, alternately crossing and re-crossing from the bordering Parishes of Downe and Cudham. At about $3\frac{1}{2}$ miles from Orpington, the next station will be situated in the valley, between the villages of Downe and Cudham, and about a mile distant from each village. From this point the direction of the line again becomes southerly, passing Single Street; but at about $4\frac{1}{2}$ miles it takes a turn to the west, soon after passing Berry's Green, and then strikes south-west, where it crosses the main Bromley-Westerham Road, where a station will be placed $5\frac{1}{2}$ miles from Orpington, and about midway between Aperfield Court and the "Fox and Hounds Inn," to serve the rapidly-developing districts of Biggin Hill and Westerham Hill. From the fourth mile post, until about $6\frac{1}{2}$ miles, the line will run exclusively through the Parish of Cudham; at this point it enters the extreme northern portion of Westerham Parish, and just previous to the seventh mile post the boundary between Kent and Surrey is crossed, and the line comes to an end about half-a-mile further, nearly joining the Village of Tatsfield.





"THE COTTAGE"—ON ESTATE.

LADIES WITH SMALL
CAPITAL
CANNOT DO BETTER THAN
INVEST IN PLOTS
ON THE
Aperfield Court Estate
AS THE
VALUE MUST INCREASE TO
NEARLY DOUBLE
THE PRESENT PRICES
IN A YEAR OR TWO.



19, ANSTEY ROAD, COLDHARBOUR LANE,
CAMBERWELL, LONDON, S.E.

November 3rd, 1900.

DEAR SIR, —In reply to your enquiry as to whether I am satisfied with the plots I have purchased, I can honestly say I am *more than satisfied*, as the price you charged was remarkably reasonable, considering the short distance from London; and as for the scenery, it is delightfully picturesque, in fact, it would be a difficult matter to find a more beautiful spot in Kent.

There must be thousands of persons in London who, if they only knew of it, would be glad to purchase one or more plots in such a charming locality. All the friends that I have mentioned the matter to have become purchasers.

Yours sincerely,

WM. J. HAMMOND.

F. H. DOUGAL, Esq.

Mr. DOUGAL

hopes to be on the Estate from FRIDAY till MONDAY throughout the Summer months, and will meet intending Purchasers on any of these days. He will reside at

MILL HOUSE,
WESTERHAM HILL

(Southern Estate Office).

Should those desirous of seeing Plots only be able to view on Sundays Mr. DOUGAL or Mr. TERRY (who resides at the Northern Estate Office) will be glad to walk over the land on that day.



"BLACK HORSE INN."

*Extracted from***"BROMLEY TIMES."**

THE
APERFIELD COURT ESTATE
CUDHAM.

SALE OF PLOTS.

IN view of the important opportunity which is offered to investors of becoming freeholders, there is no doubt that the success which attended a sale on Easter Monday will be repeated, and even emphasised. As will have been gathered from our columns only last week, the Parish Councils concerned are moving with a view to accelerating the advent of the light railway, which is to traverse the delightful tract of country between Orpington and Tatsfield, *via* Farnborough, Downe, and Cudham. The order for the carrying out of the work has already been drawn up by the Light Railway Commissioners, and when it has been carried into effect—as it no doubt will be, before very long—the value of this Estate will be enormously increased. But even without this most desirable accommodation, the development of the land during the past few years has been most remarkable. It has a frontage along the main road of practically two miles, and now, in addition to the three ancient highways which intersect it, new roads have been constructed in all directions. Many of them have been planted with ornamental trees, and dotted about at frequent intervals are charming little bungalows and dainty villas and cottage residences, most of which are the permanent homes of the occupiers, but some of which are used for holiday purposes during the Summer months. And it would, indeed, be difficult to find a more delightful retreat than is here provided. Most residents in West Kent will be familiar with the picturesque nature of the country along the road to Westerham Hill. Away to the south, west, and east panoramic views can be obtained of the fertile valley which lies between the high road and the splendidly-wooded hills of Surrey and Kent. Right at one extreme end of the valley the crystal dome of the great glass palace at Sydenham is shimmering in the sunlight; coming away to the south the eye meets the tree-crowned



MR. STANDING'S BUNGALOW—ON ESTATE.

range of hills, behind which lies the pretty little village of Warlingham; still further south the peaceful hamlet of Tatsfield is seen nestling amongst the dark green foliage of the gently-declining slopes; and then winding away round to the south-east stretch large expanses of undulating meadow and pasture land; the view broken only here and there by a red-tiled farm cottage, or a herd of cattle browsing lazily on the herbage, the fresh green shades of which are so restful to the eye.

The land has been divided into plots of an average depth of 200 ft., and an average frontage of 20 ft.; and they vary in price from £10 per plot upwards. Free conveyances are given, and the payments can be spread over a period of nine years if so desired. Thus by payment of £1 deposit, and 18 half-yearly instalments of 10s. each afterwards, those in even the humblest walks of life may become their own landlords.



THE HAVEN"—ON ESTATE.

IMPORTANT.**PLOTS CAN BE
PURCHASED
BY POST.**

Those who are living in distant parts, and cannot find time to view the Estate, can have Plots booked and Contract sent by post for signature.

If they will leave selection to Mr. DOUGAL he will personally see that the Purchaser gets good value, and will be able to sell at a profit in the future.



REFRESHMENT ROOM ON ESTATE.

Ladies and others with Capital wishing a **SOUND INVESTMENT** cannot do better than invest in

Plots on the Aperfield Court Estate

as the value must increase to nearly **DOUBLE** the present prices in a year or two.

INSTRUCTIONS FOR FILLING UP FORM ON OPPOSITE PAGE.

.....

Fill in the number of Plots required, also the price, £10, £20, £25 or £30 each, and enclose P.O.O. for 10 per cent. on the amount of purchase. P.O.O.'s to be made payable to F. H. DOUGAL, Strand, London.

The £25 and £30 Plots are on High Ground, commanding Lovely Views of surrounding Picturesque Country.

The £10 Plots are in a Pretty and Sheltered Valley. Good Soil which will grow anything.

ORDER FORM.

For intending Purchasers who cannot view Estate for some time, but wish to
invest in Plots and purchase by letter.

To F. H. DOUGAL, Esq.,

453, STRAND, LONDON.

Dear Sir,

Fill in
amount;
also
number of
plots.

*I enclose £ : : as a deposit of 10 per cent. and in part
payment of purchase-money, for which please secure me Plots on the
Aperfield Court Estate at £ : : per plot.*

*I will leave selection to you, but on condition that if I wish to change plots
for others on the Estate I can do so at any time, and I agree to sign a Contract
and pay remainder of purchase-money by 18 half-yearly instalments and interest
of 5 per cent. per annum on balance unpaid.*

*Please send me a Plan with plots selected marked and coloured Blue at your
earliest convenience and oblige.*

Yours truly,

Name

Address in full {

Date..



"OAK COTTAGE," BIGGIN HILL.

PURCHASE MONEY
 can be paid by
 half-yearly instalments
 extending over 9 years
 at
 Five per cent. interest
 on
 amount unpaid,
 but balance can be paid
 off at any time.

INCREASING PRICE OF PLOTS.

THE ESTATE MARKET.—The feature of the week at the Mart has been the demand for Agricultural Land and Building Estates, the former investment being a distinct advance in price and favour. Seven and a-half acres of Freehold Building Land, at Downe, Kent, fetched, under the hammer of Messrs. CRONCK, £4,150. Nine plots of Freehold Building Land in Crescent Lane, Clapham, were sold by Messrs. WEATHERALL & GREEN, for £2,050. Three acres at High Cross Road, Tottenham Green, went for £2,850 to Messrs. REYNOLDS & EASON.

PLOTS FOR SALE

ON THE

Aperfield Court Estate,

From £10.

Frontages to Main Road and

Pretty Lanes.

— * —
F. H. DOUGAL,

453, Strand, W.C.

ESTATE OFFICE,

BIGGIN HILL,

CUDHAM, KENT.



"THE SALT BOX," BIGGIN HILL.



WELL-TIMBERED
PLOTS
FOR POULTRY
FARMS.



"MOUNT PLEASANT COTTAGES"—ON ESTATE.

ENLARGED PLANS

of the First, Second, Third, Fourth and Fifth Portions of
THE APERFIELD COURT ESTATE

Now Ready, and will be sent free to intending Purchasers.



BUNGALOW ON ESTATE.



A
GOOD SPOT
FOR
BEE KEEPING.



Extracted from

Bromley District Times, May 29, 1902.

THE APERFIELD ESTATE, BIGGIN HILL.

Many of us are familiar with the well-advertised "Ten Pound Plots," but possibly not so many have visited the scene of operations, or have any idea of the awakening which is taking place in the "hinterland" of Bromley, which was, until recent years, one of the most remote and inaccessible parts of the County.

We, of course, refer to the Aperfield Court Building Estate, of which Mr. F. H. Dougal is the owner, who has done, and is still doing, so much to bring prosperity and happiness to the erstwhile out-of-the-world hills and valleys of Cudham.

With this issue of our paper we present our readers with a drawn sketch plan of the above Building Estate, which shows, at a glance, the immense strides which have been made within the last few years in the development of this charming and healthy district.



GREENHOUSES ON ESTATE.

We must not lose sight of the fact that, within the space of a very few years, a large population will, without doubt, find a home on the breezy heights and in the sunny valleys of our Kentish Hills. Having regard to the above facts, we need, therefore, make no apology for introducing the subject, perhaps already familiar to a large number of purchasers and their circle of acquaintances, and to point out to others the obvious advantages of investing, at the present time, when the prices are as low as ever they can be, and thus making provision for the future, and either re-selling at a suitable time or entering into possession themselves, and to end their days in peace and contentment.

For the information of those readers who may not have a personal knowledge of the district, we may say that the Estate is situated on the main road from Bromley to Westerham, to which it has a frontage of about three miles. The Estate is reached either by rail from London (Victoria, Charing Cross, Cannon Street, St. Paul's, etc., *via* S.E. & C.R.) to Hayes Station and thence by road, or to Bromley South, from whence a charming ride takes the visitor through charming lanes and over the breezy commons of Hayes and Keston. Frequent omnibuses run every day to Keston, from which place it is only a matter of a pleasant walk through a lovely undulating, well-wooded country to the northern boundary of the Estate. But, better than this, the owner of the Estate will only be too pleased to have intending purchasers met by one of the Estate Motor Cars, or other conveyance, at either Bromley (North or South) or Hayes Stations, by means of which the Estate is soon reached. We need hardly say that either Mr. Dougal or his Manager, Mr. Terry (who resides on the Estate), will be only too pleased to show visitors round the Estate at any time.

The interesting old market town of Westerham, near which the famous General Wolfe, of Canadian fame, was born, is only three miles from the southern border of the Estate.

We some months ago published in our paper a Route Map of the Orpington and Tatsfield Light Railway, which will intersect the southern portion of the property. The Scheme has now passed the Commissioners for Light Railways, and also the Board of Trade, and, doubtless, the work will be put in hand shortly. A station will be placed on the Estate. The line will be operated either by steam or by electric power, and will prove a great boon to the districts it traverses, and will do its share in the solving of the problem of overcrowding present in our towns and cities. The Estate has already erected on it quite a number of houses, and the Post and Telegraph Office is available at Biggin Hill, adjacent to the Estate Office.

At the present time there is no Church nearer than Cudham (the Parish Church), which is distant some three miles from Biggin Hill, but steps are now being taken to remedy this. A few weeks ago an influential meeting was held to consider the question of erecting a Church for this growing district, and, thanks to the generosity of some of the principal residents, the Scheme is in a fair way to being carried out in the near future.



"HILL CREST COTTAGE"—ON ESTATE.

The proposed site on the Aperfield Court Estate is indicated on our Plan, and should, we think, prove to be a very convenient and appropriate one.

The character of the land, as has been previously remarked, very diversified, the soil being chiefly gravel and chalk, with a loamy top soil, which has proved very productive when cultivated, especially in the case of fruit farming and kindred operations. It is also well suited for poultry farming. The highest part is 650 feet above sea level, while the mean elevation is about 600 feet. Charming views are obtainable over the hills and valleys of West Kent and East Surrey, while the thickly-wooded southern range of the North Downs can be discerned to the southward.

So much for the general surroundings. Now we will return to the Estate itself, and from the very lucid Plans and Illustrated Particulars issued by Mr. Dougal we can glean much useful information. From the sketch plan issued with this week's *District Times* it will be seen that the northern portion of the Estate has been for the most part disposed of, but there are a few plots still for sale. The frontage to the main road has naturally been greatly in demand, and very few of these plots are still in the market.

The southern and south-western portions have only been recently developed, and there is still a very good selection of eligible sites for an intending purchaser to select from. A number of the famous "£10 Plots" are still on hand, and should tempt many, whose capital is limited, to invest with the certainty of, later on, being able to resell at a profit.

The Estate is laid out in suitable plots, and is intersected with well-made roads (many of which are planted with trees), and the frontages, generally, are 20 feet each, with depths varying from 150 to 300 feet. The prices, of course, vary both with the size and situation of the plot. On the main road they run from £35 to £50, while in the "Sutherland Avenue," a road running parallel with the main road for some distance, they can be obtained from £25 to £30 apiece, with large irregular plots at £30 to £80, and so on. In "The Grove," also running parallel with the main London Road, but further back, prices range from £10 a plot (there are quite a number of these) to £12 and upwards. The whole of the frontage to "Lebanon Gardens" on this portion of the Estate, has been sold, and a number of the purchasers are in residence on the land. In "Edward Road" and another Proposed Road (both of which are quite adjacent to the intended Railway Station) there are some very nice plots at £30 each. There are also a number of main road plots still unsold in this immediate neighbourhood, price £50 each. These, especially, should be worth having, in view of future developments. The south-eastern portion consists of some 1,550 plots, a large number of which have been sold; there still remain a good number having frontages to "Grand View Avenue," "Highfield Rd.," "Rosehill Rd.," etc., many of which will, doubtless, soon command purchasers at satisfactory prices; also a few left in the "Sunningvale Avenue," which runs through the middle of the Estate, the greater portion of which frontage has been already dealt with. We may mention that many of the plots in this section have frontages to parish roads, in which are laid water mains, and to which no liability can attach for maintenance of roads, etc. A further 535 plots have been laid out in the extreme south-west

of the Estate, comprising the extensions of "Beech Rd.," "King's Rd.," "Melody Rd.," and "Swievelands Hill," etc. The plots on this section are situated in a pretty valley, and about 200 of them are for sale for the modest sum of £10, "as advertised."

We should like to point out that the Conditions of Sale are very liberal, viz., possession is given on payment of 10 per cent. deposit and signing contract, the remainder being payable in 18 half-yearly instalments, with interest at 5 per cent. on balance unpaid; but the purchase-money can be paid off at any time.

The plots are constantly increasing in value, all those who again dispose of their investment doing so at a considerable profit.

Motor Car Service is now running from Bromley to the Estate three times daily, at 11 a.m., 3 p.m., and 6 p.m. There are Superior Cyclist Rests on Estate, where intending purchasers can get refreshments or put up for the night or any period.

Any of our readers who would like fuller particulars than we can give in the limited scope of a short article, are advised to apply direct to the Owner, Mr. F. H. DOUGAL, the Estate Offices, Biggin Hill, Cudham, Kent; 453, Strand, London, W.C.; and 148, Merton Road, Wandsworth.



SMALL BUNGALOW ON ESTATE.



THE SCHOOL HOUSE, BIGGIN HILL.



"BIGGIN HILL HOUSE"—ON ESTATE.

TO CITY GENTLEMEN.



Buy a few Plots and
build a
Snug Bungalow for
your children
to spend a few months
during the Summer.

Only a pleasant Cycle ride
from London.

77, AZENBY SQUARE LYNDHURST ROAD, PECKHAM, S.E.
January 1st, 1900.

DEAR SIR,

In reply to yours of December 1st, I am well satisfied with my purchase, and they are certainly very cheap at the price considering they are so near London. I consider the place a very pretty one indeed and shall not fail to recommend you to any of my friends who may think of becoming purchasers.

Thanking you for New Year wishes and wishing you the same.

I remain, Sir,
Yours respectfully,
R. W. LAW.

F. H. DOUGAL, Esq.

P.S.—You are at liberty to make what use you like of this letter.—R.W.L.

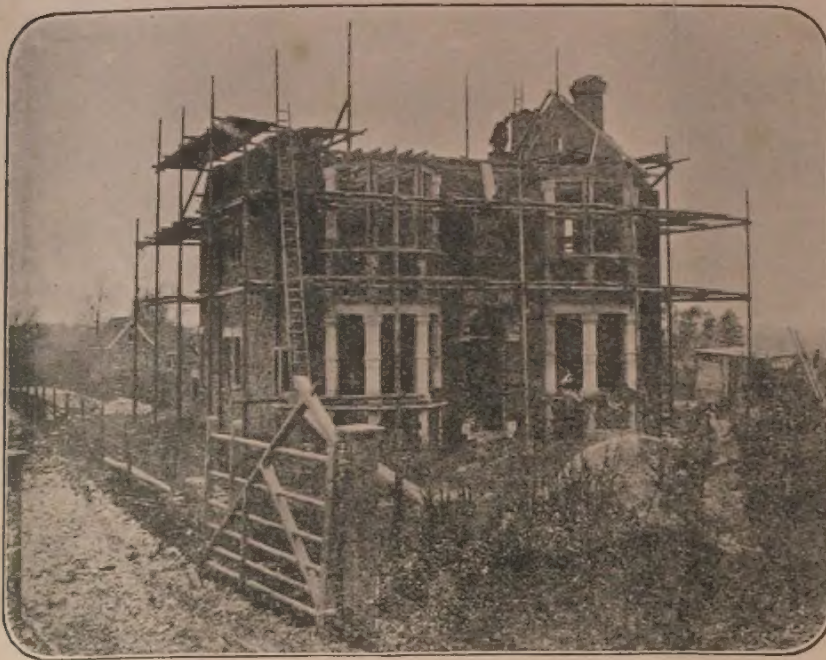
TITLE
GUARANTEED



SOME of THE
ROADS
are
PLANTED
WITH TREES.



BROMLEY MARKET PLACE



HOUSE IN COURSE OF ERECTION—ON ESTATE.

this neighbourhood who have not made its acquaintance—will be familiar with the picturesque nature of the country thereabouts. Away to the south, west and east, panoramic views can be obtained of the fertile valley which lies between the high road and the splendidly-wooded hills of Surrey and Kent. Right at one extreme end of the valley the crystal dome of the great glass palace at Sydenham is shimmering in the sunlight; coming away to the south the eye meets the tree-crowned range of hills behind which lies the pretty little village of Warlingham; still further south the peaceful hamlet of Tatsfield is seen nestling amongst the dark green foliage of the gently-declining slopes; and then winding around to the south-east stretch large expanses of undulating meadow and pasture land, and the view broken only here and there by a red-tiled farm cottage, or a herd of cattle browsing lazily on the herbage, the fresh green shades of which are so restful to the eye. It is indeed a place in which to ruralise.

Most of the land on which we are gazing forms the Aperfield Court and Biggin Hill Estates, the former of which was for many years in the family of the late Mr. Christy, of Westerham Hill, and it is this which is now being so rapidly developed for business purposes. If we extend our gaze a little more in detail we shall see quite a number of new roads, the chalk surface of which shows up very white and clear against the bright green carpet of the surrounding grass land, winding their way in and about the Estate—long avenues, most of them already bordered with healthy looking and rapidly-growing ornamental trees, from which numbers of intersecting streets branch off at right angles. Carrying our visit of inspection still more into detail, we shall notice that the whole of the land has been pegged out into plots, a very large number of which have already been enclosed by boundary fences, indicating that they have been disposed of—while nestling cosily under the shade of the overhanging foliage of the elms which border the main road may be seen quite a number of pretty little new houses springing into existence. The main idea upon which the Estate has been cut up is that of giving plots of 20 ft. frontage and 200 ft. depth each, and for the most part this has been carried out. They vary in value, according to the position and the nature of the land, but though they are very rapidly diminishing yet the proprietor still has a number of £10 plots left. The property is intersected by three ancient highways, and when the Estate has been fully developed a new and quick route will have been opened up to the adjoining village of Tatsfield. Much of the land has been planted with fruit trees, and these, together with the potatoes and other vegetables with which many of the sold plots are sown, testify to the productive nature of the soil. The subsoil is chalk, and is thus excellent for building purposes.

The conditions under which the plots are sold are exceedingly simple. Conveyances are granted free, except for the stamp duty, and the purchaser obtains possession immediately on payment of the deposit; and he may either complete at once or pay the balance by 18 half-yearly instalments. The deposit required amounts to only 10 per cent. of the purchase-money. It will thus be seen that the task of becoming a freeholder is an exceedingly easy one. That the value of the Estate is being realised is proved by the increasing rapidity with which the plots are going off.

It is important to mention that there is now a telegraph office right in the middle of the property, and that the Kent Company's water mains traverse the whole length of main road, also Sunningvale Avenue, Melrose Road, Norheads Lane, and part of Hill Crest Road.

Extracted from the

"Bromley District Times."

A FREEHOLDER for £10.

IMPORTANT DEVELOPMENTS AT CUDHAM.

The possibility of becoming the freeholder of a plot of building land, large enough on which to erect a substantial villa, with a garden about 200 feet in length, for the sum of £10, without incurring any legal costs whatever, seems almost incredible in these days. But nevertheless it is a fact, and that, too, in one of the most charming and salubrious districts of this part of West Kent. Those who know the road to Westerham Hill—and there must be few residents in

Buy at once.—Delays are Dangerous.



R. TERRY is authorised to sell Plots, receive deposits, or the whole of the purchase money if Purchaser wishes, and to get contracts signed, and his receipt is sufficient.



J. TERRY.

MR. J. TERRY (*Manager*),
Estate Office,

BIGGIN HILL COTTAGE, CUDHAM,

Is always on the Estate to take Purchasers to view the Plots and give full particulars.

He will also send a conveyance to Hayes Station, South Eastern Railway, to meet Purchasers, if a letter or telegram is sent in good time, and naming hour train arrives at Hayes.

Telegrams to—TERRY, Biggin Hill, Kent.